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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 010434

2017 FEB 17 AM 10:32

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Earlie Matthews and Julia Matthews, convey and warrant to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2005-1, whose address is 2100 E Elliot Road, Tempe, AZ 85284; and its successors and assigns, for and in consideration of One Dollar (\$1.00), the following described real estate located in Lake County, Indiana, to-wit:

Lot Three (3), Block Eleven (11), Gary Land Company's 10th Subdivision in the City of Gary, as per plat thereof, recorded in Plat Book 20, page 33, in the Office of the Recorder of Lake County, Indiana.

and commonly known as 1309 Delaware Street, Gary, IN 46407.
Parcel Number: 45-08-10-181-003.000-004

Subject to all easements and restrictions of record, and subject to all real estate taxes and assessments currently due, delinquent or which are to become a lien.

Grantors and Grantee state that it is their express intention that the fee interest herein granted in the Real Estate conveyed pursuant to this Deed shall not merge with nor extinguish the lien of the Mortgage Instrument Number 2005-000718 or the interests of Grantee or its successors or assigns thereunder, but will be and shall remain at all times separate and distinct, and that the Real Estate conveyed pursuant hereto shall remain subject to the Mortgage, and the Mortgage and all other loan documents shall remain in full force and effect now and hereafter until such time as Grantee confirms that the Real Estate is free and clear of all liens and encumbrances and is acceptable to Grantee in all other respects.

IN WITNESS WHEREOF, Julia Matthews, has hereunto set his hand this 5th day of December, 2016.

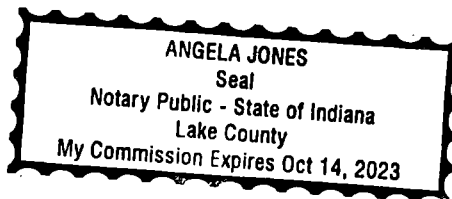
Earlie Matthews
Earlie Matthews

Julia Matthews
Julia Matthews

010977

JOHN E. PETALAS
LAKE COUNTY AUDITOR
FEB 14 2017
BUYER REFERRED FOR TAXATION SUBJECT
KNOWLEDGE ACCEPTANCE FOR TRANSFER

#25216
#25250
\$20.00
Mick



STATE OF INDIANA)
) ss:
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of December, 2016, personally appeared Earlie Matthews, Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires 10-14-2023
Angela Jones
Notary Public

My County of Residence:
LAKE
Angela Jones
Printed Name

Grantee's street or rural route address: 2100 E Elliot Road, Tempe, AZ 85284

Property Address 1309 Delaware Street, Gary, IN 46407

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Heather Leatherbury)

Send Tax Statements to: 2100 E Elliot Road, Tempe, AZ 85284

This instrument prepared by Heather L. Grimstad (32356-49), DOYLE & FOUTTY, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204, (317) 264-5000



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ANGELA JONES
Seal
Notary Public - State of Indiana
Lake County
My Commission Expires Oct 14, 2023